

1. 21A.54.080: Standards for Conditional Uses

A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards set forth in this section. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use shall be denied.

A. Approval Standards: A conditional use shall be approved unless the planning commission, or in the case of administrative conditional uses, the planning director or designee, concludes that the following standards cannot be met: 1. The use complies with applicable provisions of this title;

2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;

3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and

4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.

B. Detrimental Effects Determination: In analyzing the anticipated detrimental effects of a proposed use, the planning commission, or in the case of administrative conditional uses, the planning director or designee, shall determine compliance with each of the following: 1. This title specifically authorizes the use where it is located;

2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;

3. The use is well suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area;

4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;

5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;

6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;

7. The site is designed to enable access and circulation for pedestrian and bicycles;

8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;

9. The location and design of off street parking complies with applicable standards of this code;

10. Utility capacity is sufficient to support the use at normal service levels;

11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;

12. The use meets city sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke;

13. The hours of operation and delivery of the use are compatible with surrounding uses;

14. Signs and lighting are compatible with, and do not negatively impact surrounding uses; and

15. The proposed use does not undermine preservation of historic resources and structures.

C. Conditions Imposed: The planning commission, or in the case of administrative conditional uses, the planning director or the director's designee, may impose on a conditional use any conditions necessary to address the foregoing factors which may include, but are not limited to: 1. Conditions on the scope of the use; its character, location, hours and methods of operation, architecture, signage, construction, landscaping, access, loading and parking, sanitation, drainage and utilities, fencing and screening, and setbacks; and

2. Conditions needed to mitigate any natural hazards; assure public safety; address environmental impacts; and mitigate dust, fumes, smoke, odor, noise, vibrations; chemicals, toxins, pathogens, gases, heat, light, and radiation.

21A.40.090.E.9: Additional Conditional Use Requirements (for antennas)

In addition to conditional use standards outlined in Section 21A.54 (above) of the zoning ordinance; the following shall be considered for antennas:

a. Compatibility of the proposed structure with the height and mass of existing buildings and utility structures;

b. Whether collocation of the antenna on the other existing structures in the same vicinity such as other towers, buildings, water towers, utility poles, etc., is possible without significantly impacting antenna transmission or reception;

c. The location of the antenna in relation to existing vegetation, topography and buildings to obtain the best visual screening;

d. Whether the spacing between monopoles and lattice towers creates detrimental impacts to adjoining properties.

Your Recognized Community Organization has 45-days from the date of this notice to review the proposal and provide comments. A public hearing may be held within 14-days from this notice, but a final decision will not be made within the 45-day input period. **This 45-day input period ends on:**

November 20, 2025

For questions regarding this notice or the proposal, please contact the listed Assigned Planner.